



**Southside Ravens Bank, Holbeach SPALDING PE12 8RW**



**welcome to**

**Southside Ravens Bank, Holbeach SPALDING**

FULLY RENOVATED AND EXTENDED TWO BEDROOM DETACHED BUNGALOW IN A RURAL POSITION, With Open Field Views to the Front. Open plan kitchen dining living area with NEWLEY FITTED WREN KITCHEN & INTEGRATED APPLIANCES IDEAL FOR ENTERTAINING. Modern family bathroom Ample Off Road Parking & LANDSCAPED GARDENS



## Entrance Hall

having LVT flooring and doors off to all rooms

## Open Plan Kitchen Living Area

25' 3" max x 20' 9" max ( 7.70m max x 6.32m max )

having a fitted Wren kitchen to include a range of wall and base units, work surfaces and a one and a half bowl ceramic sink with extendable tap.

Integrated electric oven, five ring induction hob, extractor, microwave, fridge freezer, dishwasher, washing machine, tumble dryer and bin storage. Central island with storage and cupboard space, LVT flooring, wall mounted calor gas boiler, Alexa controlled kickboard lighting, French doors leading to side garden and built-in cupboard housing the underfloor heating controls

## Bedroom 1

11' 6" x 11' 8" ( 3.51m x 3.56m )

having LVT flooring

## Bedroom 2

10' 9" x 9' 9" ( 3.28m x 2.97m )

having LVT flooring

## Bathroom

5' 4" x 9' 5" ( 1.63m x 2.87m )

comprising four piece suite of WC, inset sink, bath and shower cubicle with thermostatic shower. Tiled floor

## Outside

to the front of the property there is a block paved entrance leading to a gravel drive providing off road parking for several cars. The gardens are to all four sides of the property and have been beautifully landscaped including being turfeded and the planting of over 350 plants or shrubs. To the right hand side of the property there is a side gate leading to a paved patio area and a path that leads all the way around the property giving full access. Within the garden there is also a timber garden shed and a timber workshop with power and lighting

## Agents Note

the property is fitted with underfloor heating throughout and has also been re-wired, re-plumbed, had a smoke alarm fitted and security lighting on the outside



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## Southside Ravens Bank, Holbeach SPALDING

- FULLY RENOVATED AND EXTENDED TWO BEDROOM DETACHED BUNGALOW SITUATED IN A RURAL LOCATION
- LARGE OPEN PLAN KITCHEN LIVING AREA WITH FITTED WREN KITCHEN & INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM WITH NEWLY FITTED FOUR PIECE SUITE
- BEAUTIFULLY LANDSCAPED GARDENS TO ALL SIDES

Tenure: Freehold EPC Rating: D

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106111 - 0020

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